

Page Two Inspection Services
CONSULTING ENGINEERS, STRUCTURAL, MECHANICAL
315 Farrar Road, Waxahachie, Texas 75165
Tel: (972) 268-4140 Fax: (972) 935-0184

Invoice

March 19, 2026


Hercules Foundation Repair.
Mr. Colin Alexander
Tel: 210-556-6767
Email: herculesfoundationtx@gmail.com

INVOICE: Assumption Letter and Final Inspection
:

1202 Petunia Lane
Pflugerville, Texas 78660

PAID 3/19/2026
\$350 Total

Thank you for your business!



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Foundation Inspection
Hercules Foundation Repair
Mr. Colin Alexander
Tel: 210-556-6767
Email: herculesfoundationtx@gmail.com

April 13, 2026

Final Inspection: Re: Structural foundation inspection of the house at **1202 Petunia Lane, Pflugerville, Texas 78660**

Per your request, my representative or I visited the referenced property to conduct a final inspection of the work performed by **Hercules Foundation Repair**.
The following are my on-site observations:

All specified **pressed concrete piers** were installed under the **slab on grade, one-story, brick veneer, fiber cement siding, single-family residence**. At the time of the inspection, the work pertaining to the leveling and repairing of the foundation and the backfilling of the soil along the perimeter of the house was complete.

At the time of the inspection the residence and property drainage meets the City's code. In my opinion, the work performed by **Hercules Foundation Repair** was satisfactory. The work meets or exceeds the intent of the **2021 IRC**.

Please recommend that the homeowner have the plumbing, and the drains checked by a licensed/bonded plumber and have the results forwarded to the engineer. If the homeowner would like the floors closer to level, Ardex or a two-part, high strength, self-leveling epoxy can be used for fine leveling. Repair all interior and exterior cracks so they do not get worse.

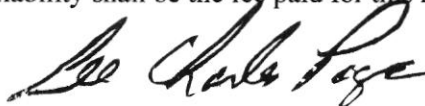
I recommend the homeowner follow the enclosed Foundation Maintenance Program.

I am pleased to perform this inspection for you. Should you need further assistance in this matter, please do not hesitate to call.

Disclaimer: This inspection consisted of visual observations only. The inspection excluded electrical, mechanical, architectural, framing, termites, wood destroying insects, wood rot, driveway, sidewalk, and all other detached structures. No performance warranty of any kind is expressed or implied. Due to the soil type in the area, the foundation may experience some movement/settlement in the future. The structure is in a condition consistent with a residential building of its age and one that has been subject to a measurable amount of foundation damage. If the local, city, county, state, federal, or any applicable code is more stringent than this report and sketch, then the code requirement overrules and takes precedent.

The limit of liability shall be the fee paid for this report.

Sincerely,

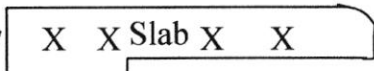


Lee Charles Page, P.E. #61555
Page Two Inspection Services #F-20584



**Typical Pile Detail
Pressed Concrete Pier**

Soil Backfill
After
Foundation
Lifting



Concrete Cylinders
Pile Cap

Shim As
Required
For Fine
Leveling

Pneumatic Initial Force
As Recommended By
The Manufacturer With
Incremental Force To
The Point Of Rejection
Or Refusal

6" Diameter 12" Long
Piling Segments 5000
PSI Concrete or Equal
Minimum Depth 12'
Or Point Of Rejection

Legend

Pier Locations ●

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Waxahachie, Texas 75165
Registration # F-20584

Hercules Foundation Repair
Mr. Colin Alexander
Tel: 210-556-6767

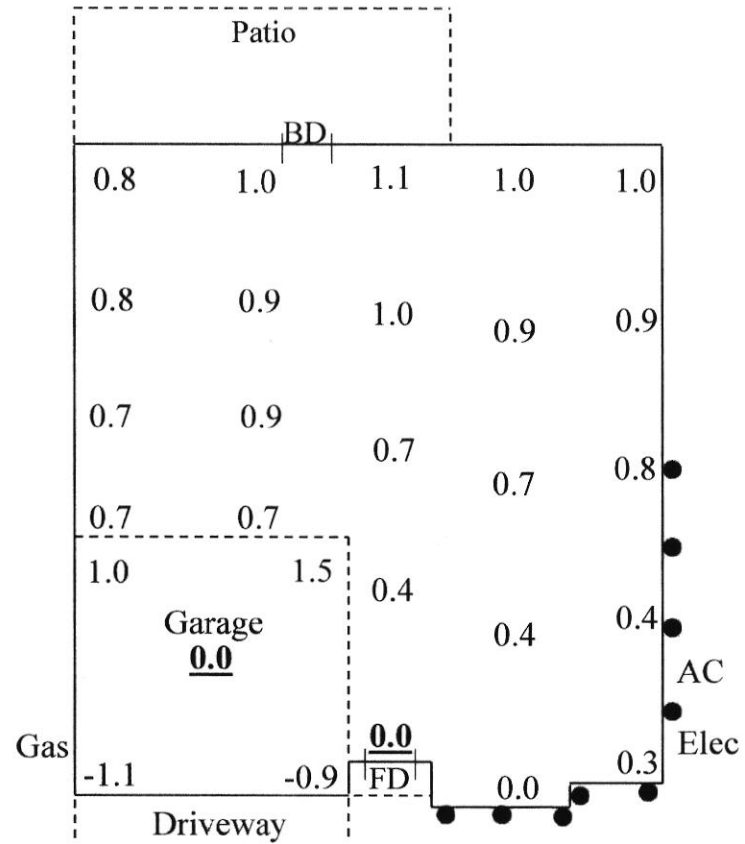
Date 4-13-2026

SK-1

Foundation Repair Plan

Not to Scale
Brick Veneer
Fiber Cement Siding
Slab on Grade
Final Elevations

Residence
1 - Story



Front

Plan View

**1202 Petunia Lane
Pflugerville, Texas 78660**

Lee Charles Page



Foundation Maintenance Program

Highly plastic clay soils, as are typically found in the Austin area, exhibit a great amount of expansion and contraction caused by seasonal moisture changes and varying weather conditions. Clay soils that become too dry will shrink and not be able to maintain the physical elevation of a structure's foundation. High ambient temperatures and long periods of inadequate rainfall can cause moisture loss several feet below the surface and take a devastating toll on foundations. Conversely, clay soils that become overly saturated can lose their load bearing capacity.

Guidelines regarding residential foundations and soil moisture changes:

- The key to maintaining foundation elevations is proper drainage. Water should always run away from the house with no pooling of water near the foundation. Soil should be about 2" below the top of the perimeter grade beams, and slope about 1"-2" per foot for a minimum of 18" away from the perimeter. It is recommended to place fill dirt at perimeter grade beams, gutters, and splash blocks under downspouts. Only clay-like soils should be added around the perimeter, NOT porous or sandy soils.
- Keep an eye on the soil conditions around your house by looking at the "soil line," which is where the soil meets the concrete beam wall. If the soil line has pulled away from the foundation more than 1/2", it is time to water. Ideally, the soil should be snug against the wall. If you see that the soil has pulled away, it is recommended to **not** add water directly into the separation because it may settle under the beam and make the soil in that area too wet. Instead use a sprinkler or a soaker hose. The separation should close by itself in a few days.
- The moisture content of the soil at the perimeter of the foundation should be slowly increased and maintained during all seasons. Water the foundation in a uniform and systematic manner with an automatic system or soaker hoses placed 12"-18" from the perimeter beam wall. The key is to keep the soil moist but not muddy. Watering every other day for about twenty minutes is usually sufficient, but should be increased during very hot, dry periods when drying cracks occur. During hotter seasons, the South and West sides of the house might require more watering because of exposure to more direct sun than the North and East sides.
- It is recommended to not plant trees or shrubs next to the foundation because their roots sap moisture from the soil, both at the foundation and under the slab. This then lowers the moisture content of the active supporting soil at various places, which can cause differential settlement of the foundation. Trees should be planted no closer than their expected growth height (i.e., if a tree is anticipated to grow 30' tall, it should be planted at least 30' away from the house.) Also, certain fast-growing bushes (like red-tipped Photinias) should be avoided completely, if possible, because they consume large amounts of water, hence fast-growing.

Most major foundation movements can be prevented if the active supporting soil is well maintained. The extent of distress will be lessened, and the service life of the residence will be considerably increased.